

EQUINE CAPITAL BERHAD
PART A – EXPLANATORY NOTES PURSUANT TO FRS 134

1. BASIS OF PREPARATION

The interim financial statements of Equine Capital Berhad (“ECB”) and its subsidiaries (“the Group”) are unaudited and have been prepared in accordance with FRS 134: “Interim Financial Reporting” and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 March 2011. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group.

The accounting policies and methods of computation adopted in the interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 March 2011, except for the adoption of the following new and revised Financial Reporting Standards (“FRSs”), Issues Committee (“IC”) Interpretations and amendments to FRSs and IC Interpretations with effect from the financial period beginning 1 April 2011:

FRSs, Amendments to FRSs and Interpretations

FRS 1	: First-time Adoption of Financial Reporting Standards (revised)
Amendment to FRS 1	: First-time Adoption of Financial Reporting Standards (Amendments relating to limited exemption from Comparative FRS Disclosures for First time adopters)
Amendment to FRS 1	: First-time Adoption of Financial Reporting Standards (Amendments relating to additional exemptions for first-time adopters)
Amendment to FRS 2	: Share-based Payment (Amendments relating to scope of FRS 2 and revised FRS 3)
Amendment to FRS 2	: Share-based Payment (Amendments relating to group cash-settled share-based payment transactions)
FRS 3	: Business Combinations (revised)
Amendment to FRS 5	: Non-current Assets held for sale and Discontinued Operations (Amendments relating to plan to sell controlling interest in a subsidiary)
Amendment to FRS 7	: Financial Instruments: Disclosures (Amendments relating to improving disclosures about financial instruments)
FRS 127	: Consolidated and Separate Financial Statements (revised)
FRS 128	: Investment in Associates (revised)
Amendment to FRS 138	: Intangible Assets (Amendments relating to additional consequential amendments arising from revised FRS 3)
Amendment to FRS 139	: Financial Instruments : Recognition and Measurement (Amendments relating to additional consequential amendments arising from revised FRS 3 and revised FRS 127)
IC Interpretation 4	: Determining whether an Arrangement contains a Lease
Amendment to IC Interpretation 9	: Reassessment of Embedded Derivatives (Amendments relating to additional consequential amendments arising from revised FRS 3)
Amendment to IC Interpretation 9	: Reassessment of Embedded Derivatives (Amendments relating to scope of 29 IC Interpretation 9 advertised FRS 3)
IC Interpretation 12	: Service Concession Arrangements

IC Interpretation 16	:	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17	:	Distributions of Non-cash Assets to Owners
IC Interpretation 18	:	Transfers of Assets from Customers

The adoption of the above standards and interpretations, and improvement is not expected to have any material financial effect to the Group except for the following:

FRS 3: Business Combinations (revised)

The revised FRS 3:

- allows a choice on a transaction-by-transaction basis for the measurement of non-controlling interests either at fair value or at the non-controlling interests' share of the fair value of the identifiable net assets of the acquiree;
- changes the recognition and subsequent accounting requirements for contingent consideration. Under the previous version of the Standard, contingent consideration was recognised at the acquisition date only if payment of the contingent consideration was probable and it could be measured reliably; any subsequent adjustments to the contingent consideration were recognised against goodwill. Under the revised Standard, contingent consideration is measured at fair value at the acquisition date; subsequent adjustments to the consideration are recognised against goodwill only to the extent that they arise from new information obtained within the measurement period (a maximum of 12 months from the acquisition date) about the fair value at the acquisition date. All other subsequent adjustments to contingent consideration classified as an asset or a liability are recognised in profit or loss;
- requires the recognition of a settlement gain or loss where the business combination in effect settles a pre-existing relationship between the Group and the acquiree; and
- requires acquisition-related costs to be accounted for separately from the business combination, generally leading to those costs being recognised as an expense in profit or loss as incurred, whereas previously they were accounted for as part of the cost of the business combination.

Upon adoption, this Standard will be applied prospectively and therefore, no restatements will be required in respect of transactions prior to the date of adoption.

FRS 127: Consolidated and Separate Financial Statements (revised)

The revised Standard will affect the Group's accounting policies regarding changes in ownership interests in its subsidiary companies that do not result in a change in control. Previously, in the absence of specific requirements in FRSS, increases in interests in existing subsidiary companies were treated in the same manner as the acquisition of subsidiary companies, with goodwill or a bargain purchase gain being recognised, where appropriate; for decreases in interests in existing subsidiary companies regardless of whether the disposals would result in the Group losing control over the subsidiary companies, the difference between the consideration received and the carrying amount of the share of net assets disposed off was recognised in profit or loss.

Under FRS 127 (revised), increases or decreases in ownership interests in subsidiary companies that do not result in the Group losing control over the subsidiary companies are dealt with in equity and attributed to the owners of the parents, with no impact on goodwill or profit or loss. When control of a subsidiary company is lost as a result of a transaction, event or other circumstance, FRS 127 (revised) requires that the Group derecognised all assets, liabilities and non-controlling interests at their carrying amounts. Any retained interest in the former subsidiary company is recognised at its fair value at the date when control is lost, with the resulting gain or loss being recognised in profit or loss.

Upon adoption, this Standard will be applied prospectively and therefore, no restatements will be required in respect of transactions prior to the date of adoption.

2. AUDITORS' REPORT ON REPORTING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the financial statements of ECB for the financial year ended 31 March 2011 was not qualified.

3. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS

The Group's performance for the quarter ended 30 June 2011 was not affected by significant seasonal or cyclical fluctuations.

4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the quarter under review.

5. CHANGES IN ESTIMATES

There were no changes in estimates during the quarter under review that had a material effect on the interim financial statements.

6. DEBT AND EQUITY SECURITIES

There were no issuances, cancellation, repurchase, resale and repayment of debt and equity securities during the quarter under review.

7. DIVIDENDS PAID

There were no dividends paid or declared during the quarter under review.

8. SEGMENTAL INFORMATION

The Group's operations comprise the following main business segments:

Property development	:	Development of residential and commercial properties, and sale of development land
Construction	:	Construction of property development projects and other similar construction activities
Property letting	:	Rental of properties
Investment holding	:	Investment holding

The Group's primary segment reporting is based on the business segments. The Group operates predominantly in Malaysia and accordingly, no geographical segment is presented.

Segment Revenue and Results

Group	<u>Property development</u> RM'000	<u>Construction</u> RM'000	<u>Property letting</u> RM'000	<u>Investment holding</u> RM'000	<u>Elimination</u> RM'000	<u>Total</u> RM'000
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Results For 3 Months Ended 30 June 2011

Revenue

External sales	55,673	-	-	-	-	55,673
Inter-segment sales	426	29,255	-	-	(29,681)	-
	<u>56,099</u>	<u>29,255</u>	<u>-</u>	<u>-</u>	<u>(29,681)</u>	<u>55,673</u>

Results

Segment results	2,753	(458)	9,616	(142)	-	11,769
Unallocated expenses:						
- finance costs						(1,042)
Profit before tax						<u>10,727</u>
Taxation						<u>(529)</u>
Profit for the financial period						<u>10,198</u>

Group	<u>Property development</u> RM'000	<u>Construction</u> RM'000	<u>Property letting</u> RM'000	<u>Investment holding</u> RM'000	<u>Elimination</u> RM'000	<u>Total</u> RM'000
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Results For 3 Months Ended 30 June 2010

Revenue

External sales	30,515	-	57	-	-	30,572
Inter-segment sales	227	-	-	-	(227)	-
	<u>30,742</u>	<u>-</u>	<u>57</u>	<u>-</u>	<u>(227)</u>	<u>30,572</u>

Results

Segment results	1,550	-	(62)	(252)	-	1,236
Unallocated expenses:						
- finance costs						(1,222)
Profit before tax						<u>14</u>
Taxation						<u>385</u>
Profit for the financial period						<u>399</u>

9. CARRYING AMOUNT OF REVALUED ASSETS

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses.

There has been no change to the valuations of the property, plant and equipment since the audited financial statements for the year ended 31 March 2011.

10. SUBSEQUENT EVENTS

There were no material events subsequent to the reporting period.

11. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group during the quarter under review.

12. CHANGES IN CONTINGENT ASSETS AND CONTINGENT LIABILITIES

On 14 May 2009, the Group announced that it had on 21 April 2009 received from Abad Naluri Sdn. Bhd. ("ANSB") a copy of a letter from a firm of lawyers acting on behalf of Penang Development Corporation ("PDC"). This letter was dated 14 April 2009 and was addressed to ANSB, alleging non-fulfillment of obligations by ANSB under the terms and conditions of the Sale and Purchase Agreement ("SPA") between ANSB and PDC entered into on 16 January 2004 in relation to the sale of 28.62 acres of land at Batu Kawan, Seberang Perai Selatan, Penang (referred to as Parcel 2A).

The alleged non-fulfillment of obligations by ANSB under the SPA pertains to the condition for the completion of development in Parcel 2A within four (4) years from the date of issuance of the document of title by PDC i.e. before the deadline of 7 June 2009. Should the alleged non-fulfillment of obligations by ANSB be admissible, PDC is entitled to rescind the SPA and all rights and obligations under the SPA will be revoked as provided under the SPA.

The rights of ANSB under the SPA, has been novated to its then subsidiary company, Penaga Pesona Sdn. Bhd. ("PPSB"). PPSB became a wholly-owned subsidiary of the Group when the Group entered into a share sale and purchase agreement with ANSB on 12 February 2007 to acquire the entire shareholdings of PPSB.

ANSB had advised the Group that the matter was being clarified for resolution amongst the parties; namely ANSB and PDC.

Subsequently on 8 June 2009, the Group received from ANSB a copy of another letter from the PDC dated 5 June 2009 which advised that upon ANSB's request of 3 June 2009, PDC has agreed to keep in abeyance all legal proceedings in respect of Parcel 2A, pending a discussion to resolve issues pertaining to the completion of the development in the said parcel and the submission of a proposed time frame for the completion of the said development.

On 1 April 2011, ANSB notified the Group that ANSB had on 31 March 2011 entered into a Sale and Purchase Agreement with PDC for the acquisition of Parcel 2B. ANSB has also notified that concurrently, on 31 March 2011, ANSB had also entered into a Supplemental Agreement to the Principal Agreement for the extension of time for the sale and purchase of the remaining parcels of land under the Principal Agreement.

There has been no development on the matter in the current quarter under review. The Directors are of the view that there would not be any immediate material financial impact to the Group arising from this matter.

Save for the above, there were no material contingent assets or contingent liabilities for the current quarter under review.

13. CAPITAL COMMITMENTS

The Board of Directors has approved a proposed capital expenditure in respect of acquisition of land in Batu Kawan, Seberang Perai Selatan, Penang at a cost of RM19.3 million.

Save for the above, there were no material capital commitments as at the date of this report.

PART B – EXPLANATORY NOTES PURSUANT TO THE REVISED LISTING REQUIREMENTS OF BURSA SECURITIES

1. REVIEW OF PERFORMANCE FOR THE CURRENT QUARTER AND COMPARISON WITH THE PRECEDING QUARTER'S RESULTS

The Group achieved a revenue of RM55.7 million and a pre-tax profit of RM10.7 million for the quarter under review against the preceding quarter's revenue of RM40.6 million and pre-tax profit of RM3.2 million.

Revenue for the current quarter was derived mainly from the Group's on-going projects in Seri Kembangan, Cheras and Batu Kawan. The higher revenue for the current quarter compared to preceding quarter was principally due to higher construction progress achieved for on-going projects in Seri Kembangan, namely Equine Boulevard and Villa Avenue in the current quarter.

The Group registered a pre-tax profit of RM10.7 million for the quarter under review compared to a pre-tax profit of RM3.2 million in the preceding quarter. The better result in the current quarter was attributed mainly to the recognition of a gain on disposal of an investment property in the current quarter under review.

2. COMMENTARY ON PROSPECTS

The Malaysian economy is forecast to continue to grow with an average GDP growth rate of 5.0% to 6.0% in the years ahead. In line with the satisfactory economic conditions, the Group seeks to establish and re-position itself as an active developer in the property market. In order to increase its business activity level, and hence its revenue base, the Group has planned several new launches in Seri Kembangan and Batu Kawan in the new financial year, FY2012. Amongst the projects launched recently or to be launched are:

- a. Project da:men in USJ, Subang, Selangor, a mixed commercial and residential development involving 480 units service apartments in two 16-storey blocks, 385 units of 5-6 storey commercial shop offices, a 6- storey retail mall and 2 basement car parks with an estimated total GDV of RM1.0 billion – launched in June 2011;
- b. Project EQuator in Seri Kembangan consisting of 138 units of shop offices together with a multi-storey car park housing several small shops with an estimated GDV of RM198 million – launched in April 2011;
- c. 182 units of semi-detached and bungalow houses in Seri Kembangan with estimated GDV of RM203 million;
- d. 272 units of condominiums in Seri Kembangan with estimated GDV of RM65 million;
- e. 420 units of service apartments/retail shops in Seri Kembangan with estimated GDV of RM128 million;
- f. 259 units of two-storey terrace houses in Batu Kawan with estimated GDV of RM74 million; and
- g. 164 units of semi-detached houses in Batu Kawan with estimated GDV of RM95 million.

3. VARIANCES ON PROFIT FORECAST

Not applicable as no profit forecast was issued for the financial year ending 31 March 2012.

4. TAXATION

	Current Year Quarter 30.06.2011 RM'000	Preceding Year Corresponding Quarter 30.06.2010 RM'000	Current Year To Date 30.06.2011 RM'000	Preceding Year To Date 30.06.2010 RM'000
Current period taxation	(1,515)	(1,457)	(1,515)	(1,457)
Deferred taxation	986	1,842	986	1,842
	<u>(529)</u>	<u>385</u>	<u>(529)</u>	<u>385</u>

The effective tax rate for the current quarter's and cumulative results is not reflective of the statutory tax rate due mainly to the following reasons:

- i) income derived from sale of an investment property which was not subject to tax;
- ii) restriction in the group relief available in respect of losses incurred by certain subsidiary companies; and
- iii) expenses which were not deductible for tax purposes.

5. SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There were no sales of unquoted investments and/or properties during the quarter under review.

6. DEALINGS IN QUOTED SECURITIES

There were no purchases and disposals of quoted securities during the quarter under review.

7. CORPORATE PROPOSALS

There were no corporate proposals announced during the quarter under review up to the date of this report.

8. BORROWINGS AND DEBT SECURITIES

	As at 30.06.2011 RM'000	As at 31.03.2011 RM'000
Short term borrowings:		
Bank borrowings – secured	2,441	22,339
Bank overdrafts – secured	8,165	7,443
Hire-purchase creditors	288	295
	<u>10,894</u>	<u>30,077</u>
Long term borrowings:		
Bank borrowings – secured	64,542	75,572
Hire-purchase creditors	1,289	1,353
	<u>65,831</u>	<u>76,925</u>

9. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There is no material financial instrument with off balance sheet risk issued as at the date of this report.

10. CHANGES IN MATERIAL LITIGATION

The Company and its subsidiary companies are not engaged, either as plaintiff or defendant, in any litigation which has a material effect on the financial position of the Company and its subsidiary companies. The Directors are not aware of any proceedings pending or threatened or of any fact likely to give rise to any proceeding which might materially and/or adversely affect the position or business of the Group.

11. DIVIDEND

No dividend has been proposed or declared for the current quarter.

12. EARNINGS PER SHARE

a) The basic earnings per share is calculated by dividing the net profit for the period by the weighted average number of ordinary shares in issue during the financial period.

	Current Year Quarter 30.06.2011	Preceding Year Corresponding Quarter 30.06.2010	Current Year To Date 30.06.2011	Preceding Year To Date 30.06.2010
Profit attributable to equity holders of the Company (RM'000)	10,198	399	10,198	399
Weighted average number of ordinary shares in issue ('000)	227,338	227,338	227,338	227,338
Basic earnings per share (sen)	4.49	0.18	4.49	0.18

b) Diluted

The Group does not have any convertible instruments as at the date of this report and accordingly diluted earnings per share is not applicable.

13. DISCLOSURE OF REALISED AND UNREALISED PROFITS/LOSSES

	As at 30.06.2011 RM'000	As at 31.03.2011 RM'000
Total accumulated losses of the Company and its subsidiaries		
– Realised	(34,018)	(65,612)
– Unrealised	14,873	14,873
	<u>(19,145)</u>	<u>(50,739)</u>
Less: Consolidation adjustments	(8,146)	(4,558)
Total Group accumulated losses as per consolidated accounts	<u>(27,291)</u>	<u>(55,297)</u>

14. AUTHORISATION FOR ISSUE

These interim financial statements have been authorised by the Board of Directors for issuance in accordance with a resolution of the Directors duly passed at the Board of Directors' Meeting held on 25 August 2011.

By Order of the Board
Chin Pei Fung (MAICSA 7029712)
Company Secretary
Selangor Darul Ehsan
25 August 2011